

For Sale

Asking Price: €295,000

**Sherry
FitzGerald**
O'Neill



The Gate House, Carrigboy, Donemark,
Co. Cork, P75 PW61.

BER D1

sherryfitz.ie



Spacious 3-bedroom residence set on approximately 0.42 acre, located less than 2 kilometres from Bantry town in West Cork. The property enjoys a sheltered, sunny, south-facing aspect and combines both comfort and convenience in a highly desirable location.

The house offers generous living accommodation and is enhanced by a number of attractive features including PVC double-glazed windows, oil-fired central heating, a stove set within a stone fireplace, fitted kitchen units, hardwood and tile flooring, and a high standard of insulation throughout.

The ground floor comprises an entrance hall, a bright sitting and dining room, a well-appointed kitchen and breakfast area, utility room and a guest WC. The first floor includes 3 bedrooms, one with en-suite facilities and a family bathroom.

The property is approached by a tarmacadam entrance driveway with ample parking space and is complemented by a surrounding lawn area. The home enjoys a peaceful setting just off the main road while also benefiting from close proximity to the N71, which provides a footpath linking directly into Bantry town.

This residence represents an ideal family home, offering space, privacy, and convenience within easy reach of Bantry and the wider amenities of West Cork.





FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA

TOTAL : 130.03m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



NEGOTIATOR

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VIEWINGS

Strictly By Appointment Only

ENERGY RATING

BER: D1
Cert No.: 113897995
EPI: 239.41 kWh/m²/yr

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sfoneill.ie
myhome.ie
daft.ie

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